



September 21, 2021

Holly Keaton
Senior Current Planner
Community Planning & Development Department
City of Issaquah
130 E Sunset Way
Issaquah, WA 98027

RE: Avalon Issaquah – Neighborhood Meeting Project Narrative

Dear Holly,

AvalonBay Communities is proposing to construct a new seven-story mixed-use community containing approximately 385 apartments, 17,500 SF of commercial space and 600 stalls of below-grade parking. The development will include affordable housing, as envisioned by the Central Issaquah Plan, and is centered around a publicly accessible courtyard with through-block connectors.

Consultants retained by AvalonBay have determined there are no critical areas on site, nor will critical areas be impacted by the proposed development. Please see the attached Critical Area Determination Reports prepared by Wetland Resources, Inc. for further information.

Project Goals

- Develop approximately 385 well designed apartment homes (over 40 of which will be affordable) that our future residents will be proud to live in and increase the diversity of housing options in Issaquah.
- Include a significant non-residential component that will enhance the vibrancy of the streetscape and retain employment in Issaquah.
- Develop a sense of community with a building that is approachable, aesthetically appealing, and that enhances the use of the site for the long term. The amenities will help our residents socialize and

connect with others while our site planning and landscaping will enhance connections to transit, retail, nature and recreation both on the site and in the surrounding area.

- Improve the condition of and access to the green space along the southern property line of the site.
- Improve the quality of stormwater leaving the site through modern best management practices.
- Continue AvalonBay's commitment to science-based environmental targets by incorporating LEED for Homes and other sustainable best practices – AVB is a leader in this area with over 50 third-party certified communities and 25 more under development.
- Improve the circulation through our site by integrating a through-block connector with pedestrian bridge that follows logical pedestrian routes.
- Further the goals of Issaquah's comprehensive plan to provide housing in the urban core / Gilman neighborhood.
- Design for the long term as AvalonBay continues to own and operate our communities after development – we are not merchant builders.
- Build upon our reputation as collaborative developers that deliver projects that are contextual and complement surrounding areas – see our recent project at Avalon Newcastle.

We look forward to discussing this development with the Issaquah community.

Sincerely,



Carl K. Shorett
Development Director
AvalonBay Communities, Inc.